

## MAIDENHEAD DEVELOPMENT CONTROL PANEL

08.06.16

To listen to audio recordings of this meeting, go to:  
[http://www.rbwm.gov.uk/web/meetings\\_audio\\_recordings\\_august2015.htm](http://www.rbwm.gov.uk/web/meetings_audio_recordings_august2015.htm)

PRESENT: Councillors David Burbage (Chairman), Derek Wilson (Vice-Chairman), Clive Bullock, David Coppinger, Maureen Hunt, Philip Love, Adam Smith and Leo Walters.

Officers: Tony Carr (Traffic & Road Safety Manager), Victoria Gibson (Development Management Team Manager), Jenifer Jackson (Borough Planning Manager), Shilpa Manek and Matthew Tucker (Solicitor - Shared Legal Solutions)

Also Present:

68/15 APOLOGIES FOR ABSENCE

Apologies for absence received from Councillors Clark, Kellaway, Sharp and Stretton.

69/15 DECLARATIONS OF INTEREST

Councillor Burbage, Chairman, declared a personal interest for item 5 as he knows the proprietor of the Berkshire Health Clinic and is a member of Bray Parish Council but attends the meeting with an open mind.

Councillors Coppinger and Love declared a personal interest for item 5 as they know the proprietor of the Berkshire Health Clinic.

Councillor Smith declared a personal interest for item 5 as he knows the proprietor of the Berkshire Health Clinic and also an interest in item 8 as his wife works at Holyport College.

Councillor Walters declared a personal interest for item 5 as he knows the proprietor of the Berkshire Health Clinic and is a member of Bray Parish Council but attends the meeting with an open mind.

Councillor Wilson declared a personal interest for items 4, 5 and 7 as he is a Member of the Maidenhead Town Partnership and PRoM and also a personal interest for items 2 and 8 as he is a member of Bray Parish Council but attends the meeting with an open mind.

70/15 MINUTES

**RESOLVED: That the Part I minutes of the meeting of the Maidenhead Development Control Panel held on 11 May 2016 be approved.**

71/15 PLANNING APPLICATIONS (DECISION)

**RESOLVED UNANIMOUSLY: That the order of business as detailed in the agenda be varied.**

The Panel considered the Head of Planning and Development's report on planning applications and received updates in relation to a number of applications, following the publication of the agenda.

NB: \*Updates were received in relation to planning applications marked with an asterisk.

<p><b>*15/03284/OUT</b> Land Rear of 105 To 119 Whyteladyes Lane Cookham Maidenhead</p>	<p>Outline application with all matters reserved for the erection of 7 affordable houses.</p> <p><b>The PANEL VOTED UNANIMOUSLY that the application be REFUSED as per the officers panel update report.</b></p> <p>(Speakers: The Panel was addressed by Tanya Rushbrooke, objector, Dick Scarf, Cookham Society, Councillor Andrew Nye, Cookham Parish Council and James Copas, Applicant)</p>
<p><b>*16/00325/OUT</b> Oakland And Donne Mede Harvest Hill Road Maidenhead</p>	<p>Outline application (access, layout and scale) with some matters reserved for the construction of three detached and two semi-detached dwellings following the demolition of two existing dwellings (Oakland and Donne Mede).</p> <p><b>The PANEL VOTED UNANIMOUSLY that the application be DEFERRED and DELEGATED subject to secured updated ecology reports and amended conditions as below:</b></p> <ul style="list-style-type: none"> <li>• condition 1 to include landscaping</li> <li>• Remove conditions 15 and 16.</li> <li>• Reword condition 17 to include retention of wall along frontage</li> <li>• Condition 20 - Change to an informative (was condition 21 on panel update sheet)</li> <li>• Remove condition 21 (was condition 22 on panel update sheet)</li> </ul> <p>as the Panel considered that these conditions were not necessary to make the application acceptable and failed the relevant tests.</p> <p>(Speakers: The Panel was addressed by Jennifer Leverett and John Kendall, objectors and Terry Platt, Applicants Agent)</p>
<p><b>16/00552/FULL</b> Land Adjacent 24 South Road Maidenhead</p>	<p>Erection of 4 x 1bed apartments with improvements to road layout and disabled access.</p> <p><b>The PANEL VOTED that the application be PERMITTED as per the officers panel report. The Application was approved subject to the amended conditions as agreed by the Panel and as below:</b></p> <ul style="list-style-type: none"> <li>• <b>Amend condition 5 to ensure obscure to glazing level 3.</b></li> <li>• <b>Remove conditions 4 and 6</b></li> </ul> <p>as the Panel considered that these conditions were not necessary to make the application acceptable and failed the relevant tests.</p>

	<p>(Seven Councillors voted in favour of the motion to permit the application (Councillors Bullock, Burbage, Coppinger, Love, Smith, Walters and Wilson). Councillor Hunt abstained from voting.)</p> <p>(Speakers: The Panel was addressed by Kris Collett, Applicants Agent)</p>
<p><b>*16/00560/FULL</b> Diwa 2 Norfolk Road Maidenhead SL6 7EE</p>	<p>Construction of 10 dwellings 3 x 1 bed units and 7 x 2 bed units, with associated parking and amenity provision following demolition of property including outbuilding.</p> <p><b>The PANEL VOTED against the officers recommendation that the application be PERMITTED and be DELEGATED to the Borough Planning Manager to agree conditions in consultation with the Chairman of the Panel.</b></p> <p><b>The Panel considered that this proposal overcame the Inspectors concerns as the building was now set further back. On balance the development would have an acceptable impact in the street scene given the surrounding context, was in a sustainable location and contributed towards housing.</b></p> <p><b>(Four Councillors voted in favour of officers recommendation to reject the application (Councillors Coppinger, Hunt, Love and Walters). Four Councillors voted against the officers recommendation to reject the application (Councillors Bullock, Burbage, Smith and Wilson). The Chairman gave the casting vote to reject the officers recommendation.)</b></p> <p>(Speakers: The Panel was addressed by Paul Butt, Applicants Agent)</p>
<p><b>*16/00765/FULL</b> Queensgate House 14 - 18 Cookham Road Maidenhead</p>	<p>Change of use from B1 (Offices) to C3 (Residential), addition of mansard roof to provide 3 x 1 bed and 3 x 2 bed flats.</p> <p><b>The PANEL VOTED UNANIMOUSLY that the application be PERMITTED as per the officers panel update report. The Application was approved subject to the conditions in the Borough Planning Manager's report.</b></p> <p>(Speakers: The Panel was addressed by Blanca Ibanez and Dr Mariette Grant, objectors and Terry Platt, Applicants Agent)</p>
<p><b>*16/00885/FULL</b> April Cottage Poundfield Lane Cookham Maidenhead</p>	<p>Raising of roof with addition of 3 No. front dormers and 2 No. rear dormers, garage conversion to habitable accommodation, single storey rear extension and alterations to front elevation to</p>

SL6 9RY	<p>reposition garage. Amendment to planning permission 15/03699.</p> <p><b>The PANEL VOTED UNANIMOUSLY that the application be PERMITTED as per the officers panel update report. The Application was approved subject to the conditions in the Borough Planning Manager's report.</b></p> <p>(Speakers: The Panel was addressed by Peter Munday, objector, Dick Scarf, Cookham Society, Councillor Andrew Nye, Cookham Parish Council and James Owen, Applicant)</p>
<p><b>*16/00909/FULL</b>  Colemans Solicitors 21  Marlow Road  Maidenhead SL6 7AA</p>	<p>Alterations to second floor, addition of third, fourth and penthouse floors, change of use from office to residential to form 10 x 2-bed, 1 x 1-bed and 1 x 3-bed flats with external alterations. (Part retrospective).</p> <p><b>The PANEL VOTED that the application be PERMITTED against the officers recommendation and be DELEGATED to the Borough Planning Manager to agree conditions.</b></p> <p><b>The Panel considered that this proposal whilst taller than the previously approved scheme was of higher architectural merit and its set back minimised its impact. Furthermore given it glass construction it would appear less heavy than the previously approved scheme. As such the scheme was considered acceptable and compliant with development plan policies.</b></p> <p><b>(Four Councillors voted in to approve the application (Councillors Bullock, Love, Smith and Walters). Three Councillors voted to reject the application (Councillors Coppinger, Hunt and Wilson. Councillor Burbage abstained from voting).</b></p> <p>(Speakers: The Panel was addressed by Neil Oakley, Applicants Architect)</p>
<p><b>16/00972/FULL</b>  Holyport College Ascot  Road Holyport  Maidenhead SL6 3LE</p>	<p>Single storey extension to dining hall and single storey extension to sports hall.</p> <p><b>The PANEL VOTED UNANIMOUSLY that the application be PERMITTED as per the officers report. The Application was approved subject to the conditions in the Borough Planning Manager's report.</b></p>
<p><b>*16/01289/CPD</b>  Land Between  Lightlands Lane And  Strande View Walk And</p>	<p>Certificate of lawfulness to determine whether a moveable poultry shed is lawful.</p> <p><b>The PANEL VOTED UNANIMOUSLY that the</b></p>

Strande Lane Cookham Maidenhead	<p><b>application be REFUSED as per the officers panel update report. The Application was refused subject to the conditions in the Borough Planning Manager’s report.</b></p> <p>(Speakers: The Panel was addressed by Mark Garrett and Dr Joanna Leach, objectors, David Ashwanden, Cookham Society and Councillor Andrew Nye, Cookham Parish Council).</p>
------------------------------------	--

72/15 ESSENTIAL MONITORING REPORTS (MONITORING)

The Panel noted the appeal decisions.

The Panel noted the planning appeals received.

The meeting, which began at 7.00 pm, ended at 9.20 pm

Chairman.....

Date.....